



City of Atlanta

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For more information about the Residential Automatic Approval Certification Policy call 404.330.6150 or visit our website at <http://www.atlantaga.gov/government/planning/burofplanning.aspx>

BUILDING ATLANTA...



Department of Planning &
Community Development

Now it is easier for you to develop in Atlanta.

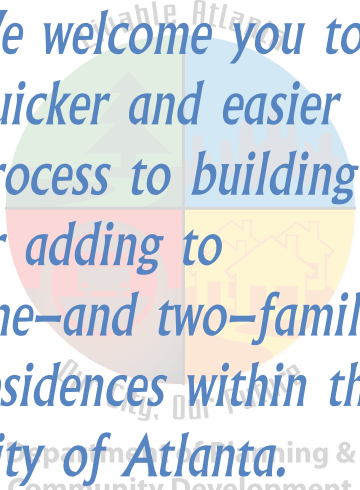
City of Atlanta
Bureau of Buildings
55 Trinity Avenue SW, Suite 3900
Atlanta, GA 30303
404.330.6150

IMPORTANT INFORMATION...PLEASE OPEN



BUILDING ATLANTA...

We welcome you to a quicker and easier process to building or adding to one-and two-family residences within the City of Atlanta.



Effective August 1, 2005, the Bureau of Buildings will accept certified Residential Automatic Approval Applications for new one-and two-family residences and additions to one-and two-family residences.

This policy is one of the many innovations resulting from the Permitting Improvement Project, a multi-pronged effort to implement the City's economic development plan, and to increase Atlanta's ability to allow homeowners and homebuilders the opportunity to receive faster processing of their applications for new construction and additions to one-and two-family residences.

What is the new process?

The new Residential Automatic Approval Certification Policy (RAACP) will significantly improve the permit issuance process for new construction or additions to one and two family residences by eliminating the building plan review.

Here is how the new process works:

Step One: Intake

The applicant must submit plans with a RAACP signed by a Georgia licensed architect or licensed engineer along with the required checklist to the Bureau of Buildings (BOB). You can obtain a copy at the BOB or <http://www.atlantaga.gov/government/planning/burofplanning.aspx>

If approved, The Bureau of Buildings then assumes responsibility for shepherding the application through the appropriate divisions.

Applications must be submitted to the Bureau of Buildings at 55 Trinity Avenue, Suite 3900.

Step Two: Sewer Capacity Certification (new construction only)

The Department of Watershed Management, Site Development Division, verifies that the City's sewer system has sufficient capacity to support the new construction.

Step Three: Zoning Review

The Zoning Division reviews plans for compliance with land use regulations.

Step Four: Site Development and Arborist Plan Review

The application is simultaneously distributed to Site Development and Arborist Divisions for review. Site Development reviews plans for compliance with Civil Engineering requirements. The Arborist Division reviews plans for compliance with the City of Atlanta Tree Protection Ordinance.

Step Five: Permit Payment and Issuance

Once all plan reviews and application approvals have been granted, the applicant is notified of the permit fees.

To receive the permits, all fees associated with the it must be paid. Accepted forms of payment are Visa, MasterCard, money order, cashiers check and cash. **PERSONAL CHECKS AND COMPANY CHECKS ARE NOT ACCEPTED.**

IMPORTANT NOTE

While the new Residential Automatic Approval Certification Policy provides advantages to applicants by expediting the permit process, compliance with all applicable laws. The Land Development Code is still mandatory and will be enforced to ensure that homes in the City are constructed according to specifications.